CITY COUNCIL REPORT



MEETING DATE: May 17, 2005



ITEM NO. 6 GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

X Lofts - 52-ZN-1997#3

REQUEST

Request:

1. To rezone from Highway Commercial District, Downtown Overlay (C-3) DO) to Downtown/Office Commercial Type 2 District, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) on a 1.43 +/- acre parcel located at 7044, 7050 and 7106 E Osborn Road and to add the Planned Block Development (PBD) and amend the site plan/stipulations from case 52-ZN-1997#2 on a 1.28 +/- acre parcel located at 7116 and 7126 E Osborn Road. 2. To adopt Ordinance No. 3615 affirming the above rezoning and amended site plan/stipulations.

Key Items for Consideration:

- Project provides more residential uses in the Downtown.
- Project is consistent with the Downtown Plan.
- This proposal is for 82 residential units; existing zoning and previous site plan approved 48 residential units.
- This proposal is for a 50 ft. high building (allowed within the requested district); east half of proposal already approved for 50 ft. high building.
- Planning Commission recommends approval, 6-0.

Related Policies, References:

52-ZN-1997 and 52-ZN-1997#2

OWNER

Osborn Commons Investors

480-767-3162

APPLICANT CONTACT

Jason Allen

Skyline Consultants

602-324-5330

LOCATION

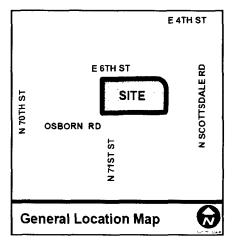
7044, 7050, 7106, 7116 & 7126 E Osborn

Road

BACKGROUND

Zoning.

The site is made up of five parcels. The two parcels on the east portion of the site (7116 and 7126 Osborn Rd.) are currently zoned Downtown/Office Commercial, Type 2, Downtown Overlay, (D/OC-2, DO). These two parcels have been zoned Downtown/Office Commercial, Type 2 since March 17, 1998. The three parcels on the west portion of the site (7044, 7050, and 7106 Osborn Rd.) are currently zoned Highway Commercial, Downtown Overlay (C-3, DO) District. Both of these districts permit multi-family residential



housing units.

General Plan.

The Downtown Plan Land Use Element designates the property as Office Commercial, Type 2. This category encourages a mixture of uses including residential.

Context.

The five parcels that make up the project are located in the southern portion of Downtown, 250 feet west of the northwest corner of Scottsdale and Osborn Roads. Currently the eastern parcels (7116,7126, and 7050 Osborn Rd.) are vacant with no improvements. The two remaining parcels (7106 and 7044 Osborn Rd.) are developed and contain older existing buildings. The 5 parcels that create the site are bordered by 6th Street on the north, Osborn Road on the south and Bishop Lane on the east. The site is completely surrounded by Highway Commercial District (C-3) zoned properties. They are as follows:

- North: Staples and Homestead Studio Suites (beyond 6th Street)
- East: Walgreen's (beyond Bishop Lane)
- South: Olive Garden and First Baptist Church (beyond Osborn Road)
- West: two small one-story office buildings (adjacent)

History.

Two parcels, 1.28 +/- acres (net), located at the northwest corner of Osborn Road and Bishop Lane were rezoned to Downtown/Office Commercial, Type 2 on March 17, 1998 by the City Council. At the time of zoning, the case (52-ZN-1997) also approved a site plan that included a 78-unit hotel. On August 26, 2003, the City Council approved a site plan amendment to the 1.28 +/- acres (net) parcel with case 52-ZN-1997#2. With this case the site plan replaced the 78 hotel units with 48 residential units in a 50 ft. building instead of a 47 ft. high building.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The applicant has two requests:

- 1. Rezone the three western parcels (7044, 7050, and 7106 Osborn Rd.) from Highway Commercial, Downtown Overlay (C-3, DO) District to Downtown/Office Commercial, Type 2, Planned Block Development, Downtown Overlay (D/OR-2, PBD, DO) and approve a site plan.
- 2. Add the Planned Block Development (PBD) and amend site plan/stipulations of the two eastern parcels (7116 and 7126 Osborn Rd.) from case 52-ZN-1997#2.

The applicant proposes to modify the original approved site plan and stipulations, which included a 48-unit residential building. The Downtown/Office Commercial, Type 2 zoning of that original property (7116 and 7126 Osborn Rd.) will remain the same. The three western parcels, which request the rezoning, will be added to the original two eastern parcels that include 34 residential units. 82 residential units are therefore proposed on the five parcels. Finally, the applicant will add the Planned Block Development onto the five parcels. The following describes the proposed site modifications:

Building Placement and Parking

- Approved—The originally approved site plan included only the two eastern lots (7116 and 7126 Osborn Rd.) consisting of 1.28 +/- acres (net). The site is covered with an on-grade parking structure. The residential units will be built on three levels above the structure, which will be integrated into the building design.
- Proposed- The new site plan will add the adjacent western lots (7044, 7050, and 7106 Osborn Rd.) consisting of 1.43+/- acres (net) to the originally approved site plan. The site will still be covered with an ongrade parking structure with residential units built on three levels above the structure.

Driveways

- Approved The parking structure will have one access driveway located along Bishop Lane at the eastern property line. The location will also give pedestrians access to the building.
- *Proposed* The applicant has removed the access driveway along Bishop Lane. The applicant has been stipulated to provide one access point on Osborn Rd. and one access point on 6th St. or just one access point on 6th St. Pedestrians will have also have access to the building at these locations.

Height and Density

- Approved—The zoning district allows residential uses to go up to 50 feet and five stories. The applicant proposes to build to the maximum of 50 feet. The maximum FAR allowed in the district is 1.20 and the proposal is for 1.19.
- *Proposed* The zoning district allows residential uses to go up to 50 feet and five stories. The applicant proposes to build to the maximum of 50 feet. The maximum FAR allowed in the district is 1.20 and the proposal is for 1.18.

IMPACT ANALYSIS

Planned Block Development (PBD) Standards Amendment:

The development standards are designed to assure that small and moderate scale developments fit into the established urban pattern of Downtown Scottsdale. The PBD amendment procedure allows standards to be modified to accommodate larger scaled projects, such as major residential projects, corporate office buildings, and shopping malls. The applicant is requesting to amend only one development standard; "Maximum building height shall not exceed 38 ft. within 300 ft. of an R-1 district". At the southwest corner of the site, south of Osborn Rd, is a single-family residential district (R1-7). The R1-7 district has been built out with the First Baptist Church and contains no single-family homes. The applicant's PBD Addendum Justification Narrative (see Attachment #1) describes in detail the standard that the applicant is seeking to amend.

Traffic.

The development is estimated to generate 542 daily trips, with 55 a.m. peak hour trips and 64 p.m. peak hour trips. The estimated traffic that would be generated by the site is not an increase from traffic that could be generated if the site were developed as commercial or multi-family apartments, which is

allowed under the current zoning.

Parking.

The proposed site plan indicates on-grade parking structure with three stories of residential units above. The 82-unit residential complex requires 123 parking spaces and the site plan provides 167 parking spaces.

Water/Sewer.

The Water Resources Department has determined that the sewer system has sufficient capacity for the proposed development.

The site water demand will depend largely on the final building square footage, the occupancy type, and the fire code construction rating, which are all not available at this time, it is not known whether the existing water system has capacity to serve the proposed development. If additional water main capacity is necessary, it is anticipated that the applicant must construct approximately 2000 feet of water main in Osborn Road, connecting water mains in 68th Street and 71st Street.

Schools District comments/review.

Scottsdale Unified School District 48 has been notified of this application. Based on the information in the application, the school district has adequate school facilities to accommodate the projected number of additional students. Children would attend Tonalea Elementary School, Supai Middle School, and Coronado High School.

Policy Implications.

This application is in keeping with two city policies: the application meets the land use category in the Downtown Plan, and is in keeping with the Downtown Design Guidelines. The Downtown Plan designates properties in the vicinity of the couplet with this category, which is defined as providing a mixture of uses and support services for the Downtown and the rest of the community. The Downtown Guidelines specify that buildings be closer to the streets they adjoin than buildings in suburban-style developments. This configuration creates more visual interest for pedestrians passing the site, and allows pedestrians to easily access sidewalks from the building. The proposed site will have building facades along all three adjacent streets (Bishop Lane, Osborn Road, and 6th Street).

Community Involvement.

The applicant has completed the required citizen review report (see Attachment #7). Letters were sent out to all property owners and Homeowner Associations within 750 ft. of the site. Two people attended the open house meeting on January 13, 2005. The applicant introduced the purpose and design of the project. One attendee was concerned that pedestrian access between the many residences south of Osborn Road and the shops/restaurants of the Downtown will be blocked with the completion of the project. On the other hand, the neighbor to the west was concerned that trespassing and potential issues would occur if a pedestrian link were made along the west property line. At the time of writing this report, Staff received two phone calls from the public regarding this application. The callers asked general site

information regarding the project and spoke about the lack of a pedestrian link between the residents south of the project to the Downtown businesses to the north.

Community Impact.

This project has the potential for a variety of community influences. This is the third new residential project proposed in this portion of the Downtown. The proposed site is an additional 34 residential units to the original 48 units approved at the two adjacent parcels and the Loloma 5 mixed-use project was recently approved along Marshall Way, a block to the north. The city has expressed a goal of integrating more residential development into Downtown. The proposed residential units could help to stimulate reinvestment in this part of Downtown.

Residential uses that are located in densely developed areas often help to create new pedestrian traffic. Pedestrians will be able to travel from the proposed residential uses to businesses, shopping, and entertainment destinations in the hospital campus, along Scottsdale Road, and in West Main/Old Town Scottsdale. New residential uses enhance the customer base for existing uses and even prompt the opening of new uses in Downtown.

The area has a variety of existing residential uses in the area. Approximately 550 feet to the west, along Osborn Road, is a townhouse complex and a couple of apartment buildings. To the southwest and northwest, approximately 600 feet to each, are some condominium complexes. The proposed project is another addition to the existing residential uses in the area.

The project area cuts off the Marshall Way alignment to the south eliminating direct pedestrian access for the residents living south of Osborn Rd. A stipulation of this case requires a 10 ft. public access easement along the western property line of the site to provide residents living south of Osborn Rd. easier access to Marshall Way and the Downtown.

OTHER BOARDS AND COMMISSIONS

Planning Commission.

On April 13, 2005, the Planning Commission heard this case on the expedited agenda and recommended approval, 6-0. There were no questions or comments from any of the Commission members.

STAFF

RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE DEPT(S)

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)

Bill Verschuren Randy Grant
Senior Planner Chief Planning Officer
480-312-7734 480-312-7995

E-mail: E-mail: rgrant@ScottsdaleAZ.gov

bverschuren@ScottsdaleAZ.gov

APPROVED BY

Randy Grant Chief Planning Officer

hn Little

Executive Director, The Downtown Group

Ed Gawf

Deputy City Manager

ATTACHMENTS

- 1. Applicant's Narrative/ PBD Addendum Justification Narrative
- 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Land Use Map
- Ordinance No. 3615
 Exhibit 1. Stipulations
 Exhibit 2. Zoning Map

Exhibit 3. Site Plan

- 5. Additional Information
- 6. Traffic Impact Summary
- 7. Citizen Involvement (Plan and Report)
- 8. City Notification Map
- 9. School District Response
- 10. April 13, 2005 Planning Commission Minutes
- 11. Approved Site Plan from case 52-ZN-1997#2
- 12. Landscape Plan
- 13. Site Plan



UDBAN PLANNING . ZONING . DEVELOPMENT SERVICES

X Lofts
Osborn & Scottsdale Roads
Scottsdale, Arizona
Case#492-PA-2004
Rezoning Application

Project Narrative

We are requesting a rezoning of the property located at 7106, 7050, 7106, 7116 and 7126 East Osborn Road. The request will change the existing Highway Commercial District, Downtown Overlay (C-3 DO) to Downtown Office/Commercial Type 2 District, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) on a 1.43 +/- acre located at the above referenced location to add the Planned Block Development (PBD) and amend the site plan/stipulations from case 52-ZN-1997#2.

Our request is consistent with the parcel to the east in creating one coherent residential project that will serve Downtown Scottsdale's housing needs. The parcel located directly to the east is currently zoned D/OC-2 and will be the location for the east phase of this project. The proposed rezoned parcels (west phase) will consist of the development of 42-46 loft condominiums units to compliment the 40 proposed units in the east phase. All 82-86 units will be for sale product. The height of the proposed project will be consistent with the approved 50' height of the east parcel.

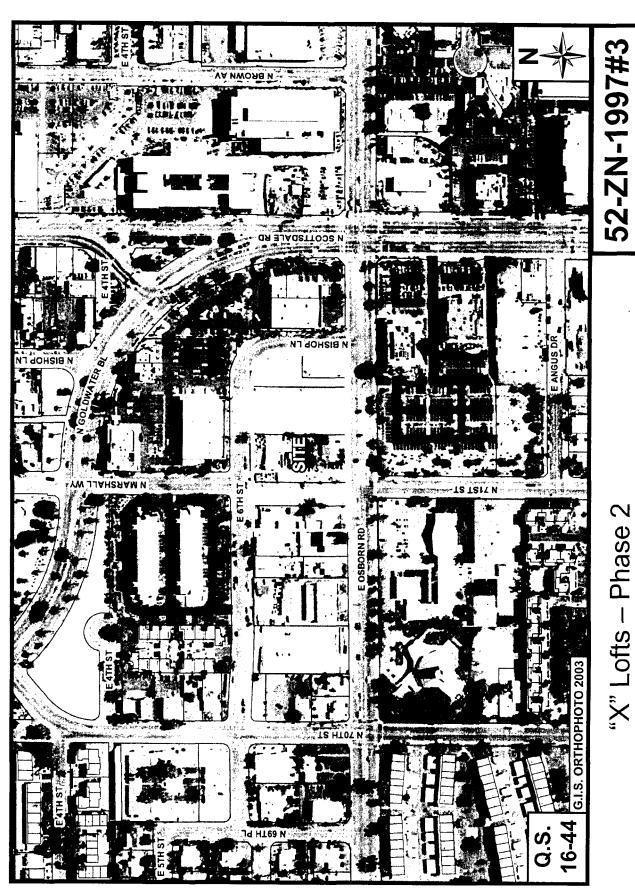
The proposed residences will be located in a three-story structure above a common partially below-grade parking level. An open recreation terrace/pool area will be located above the parking level surrounded by units. The parking level will provide vehicular and pedestrian access from both Osborn and 6th Street. Both secured resident parking and open visitor parking will be provided in the parking level.

We are also requesting a stipulation modification for the approved east phase. Due to the shared entry drives located on Osborn and 6th Street, we are requesting the removal of the stipulation that requires an entrance on Bishop Lane. This entry is no longer necessary as the dual shared entry creates centrally located entry and exit points for both the east and west phase of the project.

Justification for Amended Development Standards

We are requesting to modify the Planned Block Development (PBD) overlay height of 38' within 300' of an R1 district. There are a number of reasons to justify our request. This project is designed to mirror the adjacent parcel and will act as a second phase (approved for 50') of the project. The additional height is needed in order to maintain architectural and project consistency. In addition, please note that the proposed design is a "loft" project, which calls for a tall ceilings and an open feel. The parking garage is

III WEST MONROF STREET / SUITE 1122 / PHOLINIX, ARIZONA 85003 OFFICE: 602.324.5330 / FAX: 602.324.5331 already located 4' below grade; any additional lowering would require a modification of the ramp/circulation system and would require additional mechanical, exhaust and cooling systems, which could audibly affect future residents in addition to substantial design changes. And lastly, due to site restraints, the additional height allows us to break up the massing of the building by providing additional towers throughout the project. Thank you for your consideration.

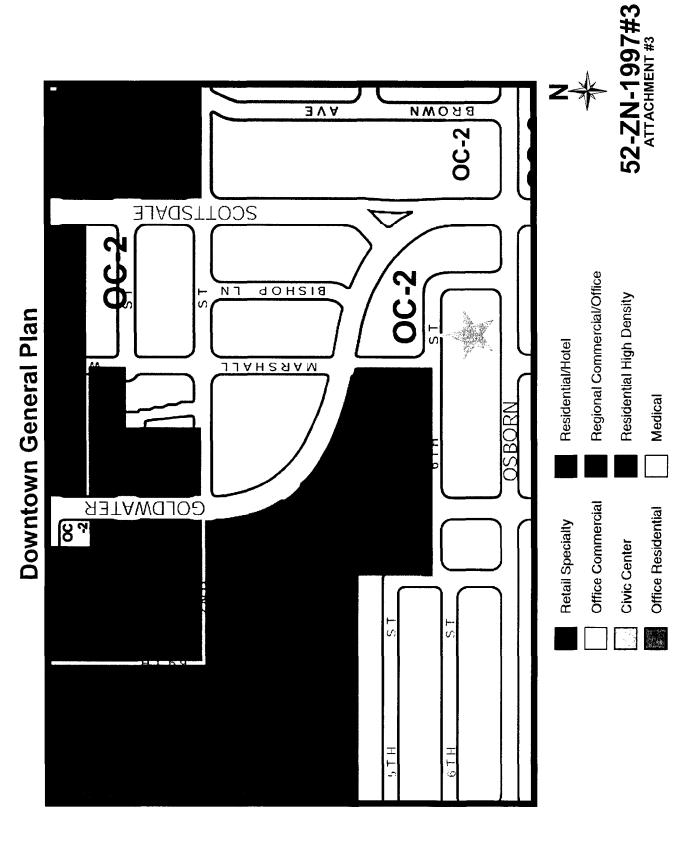


"X" Lofts – Phase 2

"X" Lofts – Phase 2

52-ZN-1997#3

ATTACHMENT #2A



ORDINANCE NO. 3615

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 52-ZN-1997#3 TO REZONE FROM C-3 DO (HIGHWAY COMMERCIAL DISTRICT DOWNTOWN OVERLAY) TO D/OC-2 PBD DO (DOWNTOWN/OFFICE COMMERCIAL TYPE 2, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY) ON A 1.43+/- ACRE PARCEL LOCATED AT 7044, 7050 AND 7106 E OSBORN ROAD AND TO REZONE FROM D/OC-2 DO (DOWNTOWN/OFFICE COMMERCIAL TYPE 2, DOWNTOWN OVERLAY) TO D/OC-2 PBD DO (DOWNTOWN/OFFICE COMMERCIAL TYPE 2, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY) ON A 1.28 +/- ACRE PARCEL LOCATED AT 7116 & 7126 E OBSORN ROAD.

WHEREAS, Planning Commission and City Council have held public hearings and considered Case No. 52-ZN-1997#3; and

WHEREAS, the Council of the City of Scottsdale wishes to amend the comprehensive zoning map of the City of Scottsdale for this property;

WHEREAS, the Council of the City of Scottsdale wishes to amend zoning stipulations/site plan associated with Case No. 52-ZN-1997#2, previously approved by the City of Scottsdale on August 26, 2003;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

<u>Section 1</u>. That the "District Map" adopted as part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended as follows:

The 1.43+/- acre parcel located at 7044, 7050 & 7106 E Osborn Road (the "Property"), as illustrated on the zoning map attached hereto as Exhibit #2, and incorporated herein by reference, currently zoned as C-3 DO (Highway Commercial District, Downtown Overlay) is changed to D/OC-2 PBD DO (Downtown/Office Commercial Type 2 District, Planned Block Development, Downtown Overlay).

The 1.28+/- acre parcel located at 7116 & 7126 E Osborn Road (the "Property"), as illustrated on the zoning map attached hereto as Exhibit #2, and incorporated herein by reference, currently zoned as D/OC-2 DO (Downtown/Office Commercial Type 2 District, Downtown Overlay) is changed to D/OC-2 PBD DO (Downtown/Office Commercial Type 2 District, Planned Block Development, Downtown Overlay).

City Attorney

<u>Section 2.</u> That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit #1 and incorporated herein by reference.

Section 3. That the Zoning Ordinance of the City of Scottsdale, is hereby amended by amending the stipulations/site plan previously adopted for Case No. 52-ZN-1997#2, as approved in Case No. 52-ZN-1997#3, as set forth in the amended stipulations attached hereto as Exhibit #1 and in the site plan attached hereto as Exhibit #3, and incorporated herein by reference.

man attached hereto as Exhibit #5, and incorporated in	lerein by reference.
PASSED AND ADOPTED by the Council 2005.	il of the City of Scottsdale this day of May,
ATTEST:	CITY OF SCOTTSDALE, an Arizona municipal corporation
By: Carolyn Jagger City Clerk	By: Mary Manross Mayor
APPROVED AS TO FORM:	
By: MULL 150 Joseph R. Bertoldo	

STIPULATIONS FOR CASE 52-ZN-1997#3 CHANGES MADE BY THE PLANNING COMMISSION APPEAR IN BOLD ITALICS

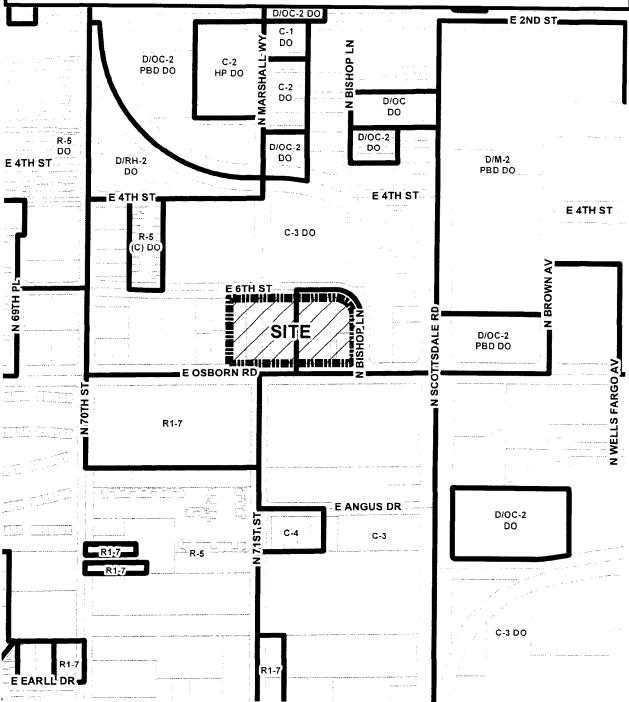
PLANNING/ DEVELOPMENT

 CONFORMANCE TO SITE PLAN. Development shall conform to the site plan submitted by DFD Cornoyer Hedrick dated 1/25/05 by City Staff. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.

CIRCULATION

- 1. Prior to Final Plans approval, the Developer shall dedicate a one ft-wide vehicular non-access easement on Osborn Road, Bishop Lane and 6th Street except at the approved street entrance/emergency access points.
- 2. With the Development Review Board submittal, the developer shall submit a site plan showing an average 10 ft-wide (minimum of 5 ft-wide) public access easement on the west side of the site subject to the approval of the Development Review Board. Prior to Final Plans approval, the Developer shall dedicate the public access easement on the west side of the site.
- 3. With the Development Review Board submittal, the developer shall submit a site plan showing vehicular one access driveway positioned off of Osborne Road and one access driveway off of 6th Street or at minimum, just one access driveway off of 6th St. The final position of the vehicular access driveways is subject to Development Review Board approval.
- 4. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
 - a. [6th Street, Osborn Road and Bishop Lane] The developer shall dedicate a one foot wide vehicular non-access easement on these street except at the approved street entrance.
 - b. [6th Street] There shall be a maximum of one site driveway.
 - c. [Osborn Road]- There shall be a maximum of one site driveway.
- PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
- 6. REFUSE ENCLOSURE. With the Development Review Board submittal, the developer shall show a total of 3 refuse enclosures (or one double and one single enclosures) as required for the development.

Rezone from Highway Commercial District, Downtown Overlay (C-3 DO) to Downtown/Office Commercial Type 2 District, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO) on a 1.43 +/- acre parcel located at 7044, 7050 and 7106 E Osborn Road and to add the Planned Block Development (PBD) and amend the site plan/stipulations from case 52-ZN-1997#2 on a 1.28 +/- acre parcel located at 7116 and 7126 E Osborn Road .



52-ZN-1997#3

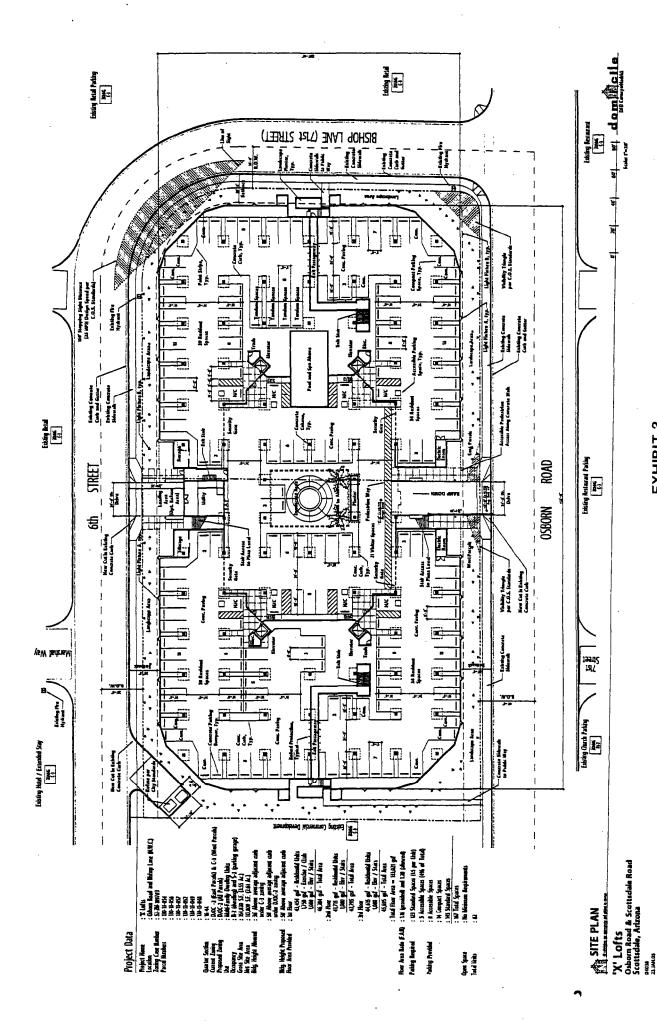


EXHIBIT 3

ADDITIONAL INFORMATION FOR CASE 52-ZN-1997#3

PLANNING/DEVELOPMENT

- DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - b. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - c. major stormwater management systems,
 - d. signage.

ENGINEERING

- RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be
 responsible for all improvements associated with the development or phase of the development
 and/or required for access or service to the development or phase of the development.
 Improvements shall include, but not be limited to washes, storm drains, drainage structures,
 water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street
 signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city
 to provide any of these improvements.
- 2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be inlieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
- 3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the <u>Design Standards and Policies Manual</u>.
- 4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
- 5. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the <u>Design Standards and Policies Manual</u> Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - b. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the <u>Scottsdale Revised Code</u>.
- 6. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the <u>Design Standards and Policies Manual</u> Drainage Report and Preparation. In addition, the final drainage report and plan shall:

- a. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
- 7. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - c. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - d. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
- 8. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and.
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
- CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
 - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
- 10. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, as determined by city staff.
- 11. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the <u>Design Standards and Policies Manual</u>. In addition, the basis of design report and plan shall:
 - Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.

- c. Include a complete description of requirements relating to project phasing.
- 12. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
- 13. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city <u>Water System Master Plan</u>.
- 14. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the <u>Scottsdale Revised Code</u> the <u>Design Standards and Policies Manual</u>, all water easements necessary to serve the site.
- 15. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the <u>Design Standards and Policies Manual</u>. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
- 16. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
- 17. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
- 18. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the <u>Scottsdale Revised Code</u> and the <u>Design Standards and Policies Manual</u>, all sewer easements necessary to serve the site.
- 19. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site http://www.epa.gov/region.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
- b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
- 20. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.

- 21. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
- 22. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
- 23. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
- 24. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
 - a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
 - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
 - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - i. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - ii. Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Builts, as issued by the MCESD.
 - iii. Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - iv. Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - v. Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

Traffic Impact Summary (Case 52-ZN-1997#3)

The site is located on the northwest corner of Osborn Road and Bishop Lane. Osborn Road is classified as a major collector street along the site frontage. It is constructed to the typical five-lane cross section, two lanes in each direction with a center two-way left-turn lane. Bishop Lane is a local commercial street. It is constructed to the typical two lane cross section with enough width to allow on-street parking.

The proposed rezoning would allow the development of an 82-unit condominium project; an increase of 34 dwelling units from development approved on the eastern half of the site. The development is estimated to generate 542 daily trips, with 55 a.m. peak hour trips and 64 p.m. peak hour trips. The estimated traffic that would be generated by the site is not an increase from traffic that could be generated if the site were developed as commercial or multi-family, which is allowed under the current zoning.

Citizen Review Plan

X Lofts ((52-ZN-1997 #3) 7044-7126 E. Osborn Road Scottsdale, Arizona

Date: January 1, 2004

Purpose: The purpose of this Citizen Review Plan is to provide the City of Scottsdale Planning Department with information regarding the status of informing citizens, property owners, neighborhood associations, agencies in the vicinity of the site of the application for the project known as 'X' (pronounced "Ten") Lofts. This site is located west of Scottsdale Road along Osborn Street at the NWC of Osborn and 71st Street. The application being considered by the City of Scottsdale is a request for the rezoning of two parcels from the current zoning C-3 DO to D/OC-2 to be consistent with the first phase of the project to the east. A new residential development is being proposed consisting of a total of 82-86 units as part of the overall project. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application.

Contact: The person coordinating the Citizen Review Plan activities is:

Jason Allen Skyline Consultants, LLC 111 W. Monroe Street, Suite 1122 Phoenix, Arizona 85003 (602) 324-5330 (office) (602) 324-5331 (fax)

Rezoning Application: The formal rezoning application was submitted to the Scottsdale Planning Department on November 10, 2004. Revisions to the plan based on comments from the Planning Department were made and resubmitted as requested on December 23, 2004.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions have and will be taken to provide opportunities for citizen input and/or to discuss any perceived impacts that this proposed development might have.

- 1. A contact list has been established for citizens and neighborhood associations in this area. All persons on the contact list have been notified via first class mail of the proposal and the scheduled open house / public meeting date.
 - a. All registered neighborhood associations within 750' of this project.
 - b. All property owners within 750' feet of the property, as obtained by the most recent records at the Maricopa County Tax assessors Office.
 - c. Scottsdale Unified School District #48
- 2. A neighborhood meeting / open house has been scheduled for January 13, 2005 at the Civic Center Library at 6 p.m. All property owners and registered neighborhood associations have been notified of this meeting via the above mail notifications as well as by the "Project Under Consideration" sign that is posted on the property. This meeting will be an opportunity to present this project to the community and to allow the property owners and interested neighborhood organizations to discuss the project and express their concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any minutes from the meeting will be submitted as part of the final Citizen Review Report.

Public Notification: As required, a "Project Under Consideration" sign was posted on the property on August 13, 2004. In addition, an initial neighborhood notification letter was distributed to advise property owners and registered neighborhood associations of the intent to submit the application for the proposed development. An affidavit of site posting and notification was submitted as part of the rezoning application. Upon confirmation of the scheduled "open house", another "Project Under Consideration" sign was posted on the property identifying the date and time of the public meeting. This sign was posted on January 3, 2005. An additional neighborhood notification letter was sent via first class mail on January 3, 2005 advertising the public meeting information. An affidavit to the posting and notification has been submitted to the City of Scottsdale Planning Department, and will be included as part of this plan and the final Citizen Review Report. Upon notification by the case planner of the scheduled public hearing date(s). A rezoning / public hearing sign will be posted on site to advertise such hearings as required.

School District Outreach: This site is within the boundaries of the Scottsdale Unified School District. Correspondence as required by Ordinance No. 455 was submitted via hand delivery to the District Office in care of Superintendent Dr. John M Baracy on October 11, 2004. In addition to the correspondence prepared by our office, a Scottsdale request/determination for adequate facilities was provided and requested be completed and submitted to the City of Scottsdale Planning Department.

Neighborhood Meeting Update

X Lofts (52-ZN-1997 #3) 7044-7126 E. Osborn Road Scottsdale, Arizona

Meeting Date: January 13, 2005

Applicant Attendees: Matt Seaman, Skyline Consultants LLC (Representative); Eric Zobrist, DFD Cornoyer-Hedrick (Architect); Steve Davidson, Grace Communities (Applicant/Developer)

Neighborhood Attendees: M.Ann Wilkinson, 7021 E. Earll Drive; Jami Pomponi Alive, 7038 E. Osborn Road.

The 1st neighborhood meeting was conducted on January 13, 2005. The meeting was held at the City of Scottsdale – Civic Center Library located at 3839 N. Drinkwater Blvd.

The property owners and HOA that are registered with the City of Scottsdale Neighborhood Outreach Department were notified of this meeting via a first class letter dated December 30, 2004. In addition to the notice of meeting that was sent out, a previous letter was mailed to make the public aware of the "Project Under Consideration" This letter was distributed on August 13, 2004. The letters that were distributed are attached. In addition to the letters of notification, the subject site was posted with notification signs of the proposed project in August 2004, and then again on January 1, 2005 to make notice of the scheduled "Open House".

The meeting began at 6pm. The various representatives from the development team discussed the overall process that the applicant is currently going through, as well as the zoning change being requested. Eric Zobrist discussed the design of the project and presented several exhibits to the attendees for their review. The following topics were discussed in response to questions by the neighborhood attendees:

- Project Schedule / Construction Schedule impacts to surrounding properties. It was stated that a construction schedule was estimated to be between 12-14 months, and that potential groundbreaking was scheduled for late June 2005.
- Pricing of the units / comparisons of project features to other new proposed projects in the Downtown area.
- West elevation of project of concern to Jami Pomponi Alive. Wall materials / landscaping along that property line was discussed / presented.
- Eric Zobrist discussed the building materials and advised the attendees to continue to stay involved throughout the Rezoning process, but also during the Design Review phase.
- M.Ann Wilkinson commented that she felt that a pedestrian path along the West side of the property was needed so that the residents to the south would not need

to walk around the project to get to the amenities in downtown to the north of this site. There was concern that a pedestrian link could lead to trespassing and potential issues with the owners on that side of the building as well as with the adjacent business owner.

This correspondence will serve as an update to the Citizen Review Plan for this project, and is requested that it be added to the case file.

Attachments: "Open House" Notification Mailing Letter (dated 12/30/2004)

List of notified property owners / HOA representatives

Site Posting Exhibit

PROJECT CLIENTG	\ -/ TC	X-		- 82	s] (5	- N) Ing_	P		<u>'</u> 11		``		D SI	ATE HEET	4	10	3,0	75			\	Ι Ι Ι Ι Ι Ι Ι Ι Ι Ι	LAH	N	Ţ
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URBAN PLANNING. ZONING. DEVELOPMENT SERVICES

December 30, 2004

RE: 7044-7106 E. Osborn Road, Scottsdale Arizona. / Case # 34-PA-2000 #2

Dear Property Owner or Neighborhood Association President:

The purpose of this letter is to inform you that an application for review by the City of Scottsdale, Planning Department has been filed and that we will be facilitating an informal neighborhood meeting to discuss the rezoning request and proposed residential development located at the NWC of Osbom Road and 71st Street.

The neighborhood meeting will be held at the Scottsdale Civic Center Library – Gold Room.

When: Thursday, January 13, 2005 @ 6p.m.

Where: Civic Center Library - Gold Room (lower level)

3839 N Drinkwater Blvd., Scottsdale.

The following describes our request:

Proposed Change

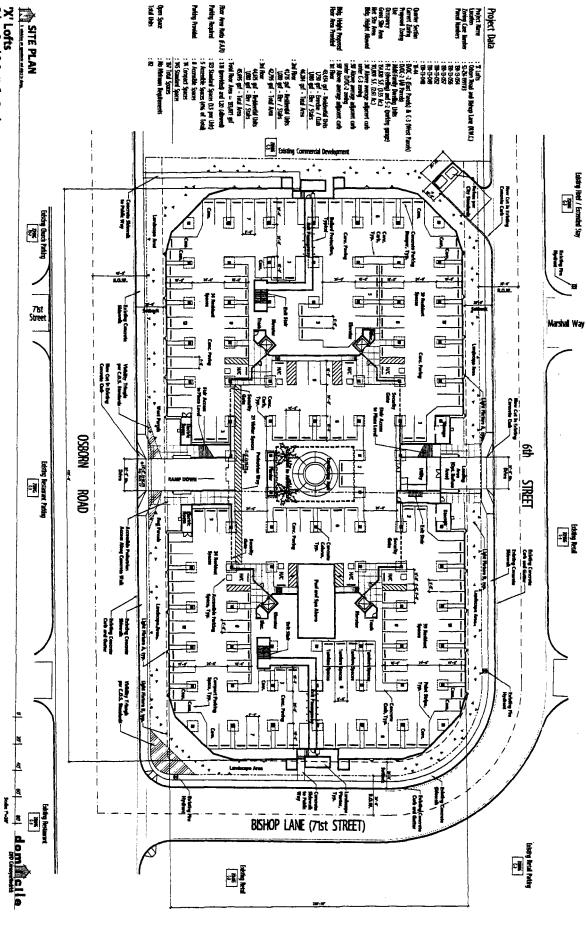
Please be advised that we are requesting that the property located at 7044-7106 E Osbom Road be rezoned from the existing zoning classification of C-3 (Commercial – Downtown Overlay) to D/OC-2 (Downtown Office / Commercial). This request will allow for residential use at this location. Our application for rezoning to the D/OC-2 district is intended to rezone this property to be consistent with the zoning classification for the parcels to the east; thus, allowing for the creation of one coherent residential project at this location. The first phase of this project will be for the development of 40 loft condominium units and this second phase will request approval for an additional 46 units. The height of this project will be consistent with the approved 50' height of the east phase. The residences will be located in a three-story structure above a common below-grade parking level.

Enclosed, please find a site plan of this proposed project. Furthermore, let this letter serve as notification that this proposal is being reviewed by the City of Scottsdale Planning Department. The staff planner that is coordinating this project is Bill Verschuren, and can be reached at (480) 312-7734. I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-324-5330, or by fax at 602-324-5331.

Sincerely,

Jason P. Alleh Principal

Attachments



X' Lofts
Osbern Read & Scottsdae Road
Scottsdae, Artzona
one
20082

AFFIDAVIT OF NOTIFICATION

PRE-APPLICATION NO: 492-PA-2004 (52-ZN-1997#3) LOCATION: 7044-7106 E. Osborn Road, Scottsdale, Arizona. REPRESENTATIVE: Skyline Consultants, LLC, Jason P. Allen

Attached herewith you will find a list of the property and registered neighborhood associations located within 750' of the site. The ownership information was obtained from the most recent records at the Maricopa County Tax Assessor's Office as well as the Citizen and Neighborhood Services Department at the City of Scottsdale. The required notifications were postmarked January 3, 2005.

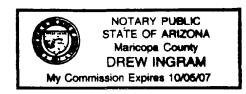
(Applicant) (Sky/ne (nsullat@ate)

The forgoing instrument was acknowledged before me this 3 day of Jawary.

2005, by MATTHEN SEAMAN In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission expires:





Affidavit of Posting

Required: Signed, Notarized originals. Recommended: E-mail copy to your project coordinator.							
☑ Project Under Conside	eration Sign (White)						
Case Number:							
Project Name:							
Location:	7044, 7050, & 7106 E. Osborn Rd.						
Site Posting Date:	1/4/05						
Applicant Name:	Skyline Consultants, LLC						
Sign Company Name: Phone Number:	Dynamite Signs, Inc. 480-585-3031						
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above. Applicant Signature Return completed original notarized affidavit AND pictures to the Current Planning Office no later than							
14 days after your applicat							
Acknowledged before me the BRANDIE MICH Notary Published Maricopal My Comm. Expire	ELLE CLEMONS Ic - Artzona County Notary Public						

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Project Under Consideration **Early Notification of**

Neighborhood Open House Meeting

Thursday, January 13, 2005

Ime

Location: 6:00 p.m. - 7:00 p.m. Scdl. Civic Center Library-Gold Room

(Lower Level) 3839 N. Drinkwater Blvd., Scottsdale

Site Address: 7044, 7050, & 7106 E. Osborn Rd., Scottsdale, AZ

Project Overview

Existing Zoning:

C-3 DO

Proposed Zoning:

D/OC-2 for Phase II of 'X' Lofts

Site Acreage:

1.43 acres

Project Description & Proposed Use: Rezoning request for the development of a residential condominium project.

Jason Allen 602-324-5330 Skyline Consultants, LLC Applicant Contact:

Bill Verschuren 480-312-7734 Scottsdale Senior Planner City Staff Contact:

Pre-Application # 492-PA-2004 available at City of Scottsdale: 480-312-7000 Project Into. available: www.scottsdaleaz.gov/projects/ProjectsinProcess

Posting Date: 1/3/04

JOHOHEOMINE IN MINISTER

Neighborhood Open House Meeting

Thursday, January 13, 2005

6:00 p.m. - 7:00 p.m

Scdl. Civic Center Library-Gold Room 3839 N. Drinkwater Blvd., Scottsdale cation (Lower Level)

Site Address: 7044, 7050, & 7106 E. Osborn Rd., Scottsdale, AZ

Prolect Overview Existing Zoning:

D/OC-2 for Phase II of 'X' Lofts C-3 DO Proposed Zoning:

Site Acreage:

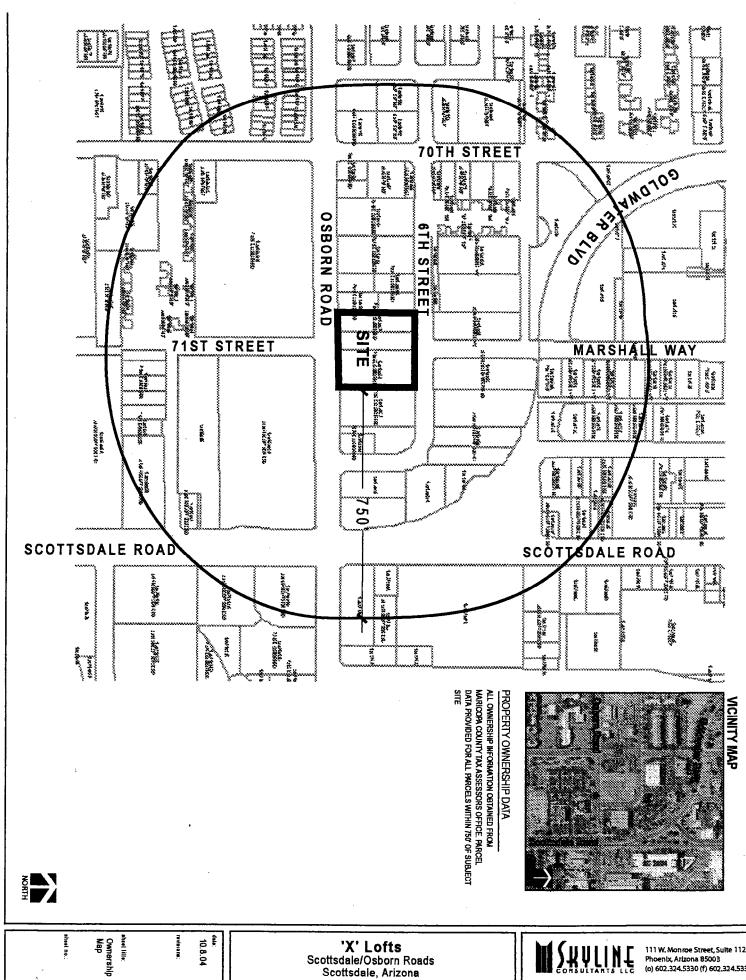
Project Description & Proposed Use: Rezoning request for the development of a residential condominium project.

Jason Allen 602-324-5330 Applicant Contact: Skyline Consultants, LLC

Bill Verschuren 480-312-7734 Scottsdale Senior Planner City Staff Contact:

Pre-Application # 492-PA-2004 available at City of Scottsdale; 480-312-7000 Project Info. available: www.scottsdaleaz.gov/projects/ProjectsinProcess

Posting Date: 1/3/04



Scottsdale, Arizona

ZONING

111 W. Monroe Street, Suite 1122 Phoenix, Arizona 85003 (o) 602.324.5330 (f) 602.324.5331

URBAN PLANNING

DEVELOPMENT SERVICES

CPJ ASSOCIATES 6940 O STREET STE 334 LINCOLN, NE 68510 USA

Parcel: 130-13-033

OSBORN COMMONS INVESTORS 14362 N FRANK LLOYD WRIGHT STE 1000

SCOTTSDALE, AZ 85260 USA Parcel: 130-13-048

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-119

OSBORN COMMONS INVESTORS 14362 N FRANK LLOYD WRIGHT STE 1000

SCOTTSDALE, AZ 85260 USA

Parcel: 130-13-049

GRANQUIST GARY F/SHARON A 5431 E LUDLOW DR SCOTTSDALE, AZ 85254 USA

Parcel: 130-16-048

MANDALL MARTIN & JOYCE 3616 N SCOTTSDALE RD SCOTTSDALE, AZ 85252 USA

Parcel: 130-13-037

SMITH GREGG/BOYD B 3632 N BISHOP LN SCOTTSDALE, AZ 85255 USA

Parcel: 130-13-025-A

BERTRAND AND DOROTHY
BAYLIN FAMILY LP
219 UPPER TERRACE DR
SAN FRANCISCO, CA 94117 USA

Parcel: 130-10-113

ZINDA NANCY JO 7023 E 4TH ST STE 105 SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-079

POLLIFRONE RICHARD/DIANE 7024 E OSBORN RD SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-062

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-074-F

PUEBLO ARTS CORP 3625 BISHOP LN SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-035-J

MANDALL MARTIN & JOYCE RITA 5442 E CAMBRIDGE AVE PHOENIX, AZ 85008 USA

Parcel: 130-13-039-G

TAVASSOLI MOGHTADA 8214 E MARIPOSA DR SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-024

FIRST BAPTIST CHURCH OF SCOTTSDALE 7025 E OSBORN RD

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-064

PUEBLO ARTS CORP 3625 BISHOP LN SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-035-H

DENNYS REALTY INC 3345 MICHAELSON DR STE 200 IRVINE, CA 927150000 USA

Parcel: 130-21-013-A

WRIGHT BRIAN ALLEN 3309 N 70TH ST #118 SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-058

HOUSTON STEVEN H/LESLIE K

PO BOX 207 6500 TACLOBAN CITY, USA

Parcel: 130-13-077

SPEROS JAMES TR 1210 E NORTHERN AVE PHOENIX, AZ 85020 USA

Parcel: 130-13-057

STERNBERG MICHELE R 3309 N 70TH ST NO 117 SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-057

MANDALL MARTIN & JOYCE 3616 N SCOTTSDALE RD SCOTTSDALE, AZ 85252 USA

Parcel: 130-13-038

ROYAL CREST CORPORATION

PO BOX 2025

SCOTTSDALE, AZ 85252 USA

Parcel: 130-13-070

PAPOUTSIS CHRISTOPHER J

3309 N 70TH ST

SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-042

SHIPP LTD PO BOX 356

SCOTTSDALE, AZ 85252 USA

Parcel: 130-13-050

PUEBLO ARTS CORP 3625 BISHOP LN

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-035-B

SCOTTSDALE MEMORIAL REALTY

CO INC

7400 E OSBORN RD

SCOTTSDALE, AZ 85251 USA

Parcel: 130-22-110-A

SHIRK MARIE B 6929 C E OSBORN RD SCOTTSDALE, AZ 85251 USA

Parcel: 130-14-221

SCHIRM STANLEY G/KAY L 7111 E DOUBLETREE RD PARADISE VALLEY, AZ 852530000

USA

Parcel: 130-13-075

OSBORN COMMONS INVESTORS 14362 N FRANK LLOYD WRIGHT STE 1000

SCOTTSDALE, AZ 85260 USA

Parcel: 130-13-052

S M VENTURES INC 4020 W 13TH PL YUMA, AZ 85364 USA

Parcel: 130-14-212

MOSES DAYLE A 1125 N YORK CIR MESA, AZ 85203 USA Parcel: 130-14-214

GAZDA THOMAS D 7024 E 6TH ST 106 SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-086

CASA GRANADA TOWNHOUSES 4645 E COTTON GIN LOOP PHOENIX, AZ 85040 USA

Parcel: 130-14-252

APODACA ARTHUR M/MARGUERITE I 6945 EOSBORN RD SCOTTSDALE, AZ 85251 USA

Parcel: 130-14-210

ZIMBRO NANCY C/WILLIAM J 6926 E OSBORN RD NO D UNIT E

SCOTTSDALE, AZ 85251 USA

Parcel: 130-14-219

BOBBIE ALLAN AND MARY ANN GRIMM REVOCABLE TR 6945 E OSBORN RD UNIT E SCOTTSDALE, AZ 85251 USA

Parcel: 130-14-209

AMJ PROPERTIES LLC 5718 WESTHEIMER RD STE 2100 HOUSTON, TX 77057 USA

Parcel: 130-13-129

LITTLE RED HOUSE ENTERPRISES 9615 N 113TH WAY SCOTTSDALE, AZ 85259 USA

Parcel: 130-13-073-A

ARCHSTONE COMMUNITIES LTD PARTNERSHIP 9200 E PANORAMA CR #400 ENGLEWOOD, CO 80112 USA Parcel: 130-16-020-B SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-023-B

FASSL RONALD F 3309 N 70TH ST 106 SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-046

WESTERHOF JACOB R/CAROL J TR

816 S 8TH ST

MANITOWOC, WI 54220 USA

Parcel: 130-13-081

WILSON CHAD/BOHLING SARA 7032 E 4TH ST 102

SCOTTSDALE, AZ 85251 USA Parcel: 130-13-078

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-121

MURGOLO THOMAS 7024 E 6TH ST

UNIT 105

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-084

SREGOR LLC

3639 N MARSHALL WAY SCOTTSDALE, AZ 852510000 USA

Parcel: 130-13-016

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205

SCOTTSDALE, AZ 852513915 USA

Parcel: 130-13-039-F

SCHMIDT FAMILY INVESTMENTS

LIMITED PARTNERS 3301 S 100TH ST

MILWAUKEE, WI 53227 USA

Parcel: 130-13-043-A

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-122

SREGOR LLC

3639 N MARSHALL WAY SCOTTSDALE, AZ 852510000 USA

Parcel: 130-13-017

SCOTTSDALE CITY OF

7447 E INDIAN SCHOOL RD STE 205

SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-035

WALGREEN ARIZONA DRUG CO

200 WILMOT RD

DEERFIELD, IL 60015 USA

Parcel: 130-13-042-A

BRE/HV PROPERTIES LLC

100 DUNBAR ST

SPARTANBURG, SC 29306 USA

Parcel: 130-13-063-B

LUCKY SEVEN LLC

401 E BARBARA DR

TEMPE, AZ 85281 USA Parcel: 130-16-004-B

HOLVECK THELMA L TR

6944 E OSBORN RD

SCOTTSDALE, AZ 85251 USA

Parcel: 130-10-111

WORLD TRADE INVESTMENTS INC 7447 E INDIAN SCHOOL RD STE 100

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-019

GEBRAN ASSAD ABU/ILHAM ABU

TR

131 E BASELINE RD TEMPE, AZ 85283 USA

Parcel: 130-16-005-B

WALGREEN ARIZONA DRUG CO 200 WILMOT RD

DEERFIELD, IL 60015 USA

Parcel: 130-13-046

SCOTTSDALE MEMORIAL REALTY

CO INC

7400 E OSBORN RD

SCOTTSDALE, AZ 85251 USA

Parcel: 130-22-097-E

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-120

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-036

HERENDEEN ANGELINE 3309 NORTH 70TH STREET UNIT 110 SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-050

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-117

ROBBINS LISA E 7024 E 6TH ST #101 SCOTTSDALE, AZ 85251 USA Parcel: 130-13-087

COVINGTON CHARLES E/MICHAEL A/ETAL 7501 E OSBORN RD SCOTTSDALE, AZ 852516425 USA

Parcel: 130-13-059-C

MCGIRR MOLLY HARDY P O BOX 66 SCOTTSDALE, AZ 85252 USA Parcel: 130-16-026-A

SHIPP LTD PO BOX 356 SCOTTSDALE, AZ 85252 USA Parcel: 130-13-051

SPEROS JAMES D TR 1210 E NORTHERN AVE PHOENIX, AZ 85020 USA Parcel: 130-13-056

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA Parcel: 130-16-037 ZOUKIS GEORGE/ANN 5821 N 81ST ST SCOTTSDALE, AZ 85250 USA Parcel: 130-16-044

EMERSON BETTY P 3309 N 70TH ST UNIT 122 SCOTTSDALE, AZ 85251 USA Parcel: 130-16-062

CHARVOZ ANDREW ELLISON 3625 M MARSHALL WY SCOTTSDALE, AZ 852515515 USA Parcel: 130-13-018

RAMOS JUAN MARTINEZ 6937 E OSBORN RD B SCOTTSDALE, AZ 85251 USA Parcel: 130-14-216

RADTKE BRENT S 3309 N 70TH ST #114 SCOTTSDALE, AZ 85251 USA Parcel: 130-16-054

FIRST INTERSTATE BANK TR 7714 GIRARD AVE LA JOLLA, CA 92038 USA Parcel: 130-16-006-A

MOORE KENNETH E/SOFIA 6929 N OSBORN RD #F SCOTTSDALE, AZ 852510000 USA Parcel: 130-14-218

SHEA DEBRA L 3307 N 70TH ST NO 115 SCOTTSDALE, AZ 85251 USA Parcel: 130-16-055

SHIPP LTD PO BOX 356 SCOTTSDALE, AZ 85252 USA Parcel: 130-13-053

STOCKERT LAVONNE A 3309 N 70TH ST NO 123 SCOTTSDALE, AZ 85251 USA Parcel: 130-16-063 3309 N 70TH ST 107 SCOTTSDALE, AZ 85251 USA Parcel: 130-16-047

BUCHLI KEITH R

BERTRAND AND DOROTHY
BAYLIN FAMILY LP
219 UPPER TERRACE DR
SAN FRANCISCO, CA 94117 USA
Parcel: 130-10-001

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA Parcel: 130-13-116

BRE/HV PROPERTIES LLC 100 DUNBAR ST SPARTANBURG, SC 29306 USA Parcel: 130-13-058

LACHAPELLE DANIEL 7024 E 6TH ST 201 SCOTTSDALE, AZ 85260 USA Parcel: 130-13-085

ZINDA GLADYS H 3309 N 70TH STREET #119 SCOTTSDALE, AZ 852510000 USA

Parcel: 130-16-059

BACHAND MICHELLE L 7024 E 6TH DR 103 SCOTTSDALE, AZ 85251 USA Parcel: 130-13-083

BRE/HV PROPERTIES LLC 100 DUNBAR ST SPARTANBURG, SC 29306 USA Parcel: 130-13-061-B

FIRST BAPTIST CHURCH OF SCOTTSDALE 7025 E OSBORN RD SCOTTSDALE, AZ 85251 USA Parcel: 130-16-028-B

SCOTTSDALE GIRLS CLUB 8250 E ROSE LN SCOTTSDALE, AZ 85253 USA Parcel: 130-13-073-B FRITZ ANDREW A 3309 N 70TH ST NO 111 SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-051

BENNETT CHARLA DILL 7023 E 4TH ST 103 SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-080

8326 E CHEERY LYNN RD SCOTTSDALE, AZ 85251 USA Parcel: 130-13-060-A

KOPCHECK WILLIAM CHARLES

EISENBERG PHILIP W/ARLINE H 11719 N 119TH ST SCOTTSDALE, AZ 85259 USA

Parcel: 130-13-027

PUEBLO ARTS CORP 3625 BISHOP LN SCOTTSDALE, AZ 85251 USA Parcel: 130-13-035-D

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA Parcel: 130-13-074-E

CAHILL INC 3739 E BELL RD PHOENIX, AZ 85032 USA Parcel: 130-21-001-U

MALLORY BRENDA D 3316 N 51ST ST PHOENIX, AZ 85018 USA Parcel: 130-14-217

ROYAL CREST CORPORATION PO BOX 2025 SCOTTSDALE, AZ 85252 USA Parcel: 130-13-072

FORTMEYER EDITH ASHLEY 3309 N 70TH ST #105 SCOTTSDALE, AZ 85251 USA Parcel: 130-16-045

SCHLEMMER CAROL J TR/RICHARD Α 2911 N NOKOMIS ST NE ALEXANDRIA, MN 56308 USA Parcel: 130-10-138

GRIMMETT PAUL W III/CARLENA K **PO BOX 498** SEDONA, AZ 86336 USA Parcel: 130-16-039

BARONE JESSICA V 3309 N 70TH ST #120 SCOTTSDALE, AZ 85251 USA Parcel: 130-16-060

BECKWITH STEPHEN R 6929 B E OSBORN SCOTTSDALE, AZ 85251 USA Parcel: 130-14-222

PALMER THOMAS M & ELIZABETH 7023 E 4TH ST #101 SCOTTSDALE, AZ 85251 USA Parcel: 130-13-076

BLAU ELLIOT 7002 E OSBORN SCOTTSDALE, AZ 85251 USA Parcel: 130-13-069

ARROYO FRANCISCA P 6814 E CONTINENTAL DR SCOTTSDALE, AZ 85257 USA Parcel: 130-10-112

SHIPP LTD **PO BOX 356** SCOTTSDALE, AZ 85252 USA Parcel: 130-13-055

RHOADES EUNICE A BIRD 6909 E OSBORN RD SCOTTSDALE, AZ 85251 USA Parcel: 130-14-211

GALLOW FRED 6941 E 4TH ST SCOTTSDALE, AZ 85251 USA Parcel: 130-10-140

VA DRUNEN SCOTT/KOPCHECK WILLIAM 7037 E 6TH ST SCOTTSDALE, AZ 85251 USA Parcel: 130-13-060-B

ROOM FOR INTERPRETATION LLC 7038 E OSBORN RD SCOTTSDALE, AZ 85251 USA Parcel: 130-13-059-D

PUEBLO ARTS CORP 3625 BISHOP LN SCOTTSDALE, AZ 85251 USA Parcel: 130-13-035-E

LUCKY SEVEN LLC **401 E BARBARA DR** TEMPE, AZ 85281 USA Parcel: 130-16-086

SPARKS DALE S/WENDY R

6937 E OSBORN RD NO E

SCOTTSDALE HEALTHCARE REALTY CORP 7400 E OSBORN RD SCOTTSDALE, AZ 85251 USA Parcel: 130-22-120

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA Parcel: 130-22-103

SCOTTSDALE, AZ 85251 USA Parcel: 130-14-213

WALKER TONY/VANNESSA P 6937-C EAST OSBORNE SCOTTSDALE, AZ 85251 USA Parcel: 130-14-215

COLE MITCHELL J ETAL 6937 E 6TH ST SCOTTSDALE, AZ 85251 USA Parcel: 130-10-110

LABRIOLA JOSEPH & GENEVIEVE 2446 E WHITTON PHOENIX, AZ 85016 USA Parcel: 130-16-040

SCHMIESTER JOHN D/MARY L 6917 E PINCHOT AVE SCOTTSDALE, AZ 85251 USA

Parcel: 130-14-220

MAXWELL JAMES N/LYNNE A 7429 E COCHISE RD SCOTTSDALE, AZ 85258 USA

Parcel: 130-13-039-B

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205 SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-118

NICHOLS PAMELA L 6929 E OSBORN ROAD A SCOTTSDALE, AZ 85251 USA

Parcel: 130-14-223

DAULT NANCY C 3309 N 70TH ST 112 SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-052

GRIMMETT PAUL W III/CARLENA K PO BOX 498

SEDONA, AZ 86336 USA

Parcel: 130-16-038

MANDALL MARTIN & JOYCE 3616 N SCOTTSDALE RD SCOTTSDALE, AZ 85252 USA

Parcel: 130-13-036

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205

SCOTTSDALE, AZ 85251 USA

Parcel: 130-22-104-A

MANDALL SHOOTING SUPPLIES

INC

3616 N SCOTTSDALE RD SCOTTSDALE, AZ 85252 USA

Parcel: 130-13-034

FRASURE ROBERT E JR/LEXI L 6941 E 4TH ST

SCOTTSDALE, AZ 85251 USA

Parcel: 130-10-139

SHIPP LTD PO BOX 356

SCOTTSDALE, AZ 85252 USA

Parcel: 130-13-071

ARTS DISTRICT GROUP LLC 5718 WESTHEIMER RD STE 2100 HOUSTON, TX 77057 USA

Parcel: 130-13-023-C

BANNISTER SCOTT KIMBALL 3307 N 70TH ST #101

SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-041

SMITH SHELBY C 7023 E 4TH ST 104

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-082

BRE/HV PROPERTIES LLC 100 DUNBAR ST

SPARTANBURG, SC 29306 USA

Parcel: 130-13-061-A

BRE/HV PROPERTIES LLC 100 DUNBAR ST

SPARTANBURG, SC 29306 USA

Parcel: 130-13-063-A

FAKHRI-RAVARI MANSOUR 3308 N SCOTTSDALE RD SCOTTSDALE, AZ 85250 USA

Parcel: 130-16-002

WESTWATER ANDREA JANE

3309 N 70TH ST

SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-049

SCOTTSDALE CITY OF 7447 E INDIAN SCHOOL RD STE 205

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-020-A

MILLS ALEXANDER T 3309 N 70TH ST 121 SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-061

B & R VENTURES LLC 10150 E CORTEZ DR

SCOTTSDALE, AZ 85260 USA

Parcel: 130-13-066

SREGOR LLC

3639 N MARSHALL WAY

SCOTTSDALE, AZ 852510000 USA

Parcel: 130-13-015

THIELE DAVID A 3309 N 70TH ST #113

SCOTTSDALE, AZ 852510000 USA

Parcel: 130-16-053

TORRES KATRINA M 3307 N 70TH ST 116

SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-056

SCHWARTZ CHARLES R/DORIS M

TR

7024 E 6TH ST #107

SCOTTSDALE, AZ 85251 USA

Parcel: 130-13-088

FIRST BAPTIST CH OF SCOTTSDALE

7025 E OSBORN RD

SCOTTSDALE, AZ 85251 USA

Parcel: 130-16-023-C

GENERAL MILLS RESTAURANTS

INC

PO BOX 593330

ORLANDO, FL 328593330 USA

Parcel: 130-16-001-A

WLS INVESTMENTS LLC 11301 E APPALOOSA PL

COOTTOD AT E AR OSOSOTICA

SCOTTSDALE, AZ 85259 USA

Parcel: 130-10-109

STORBECK RICHARD/KAREN 4614 W MOON BLOSSUM LN GLENDALE, AZ 853101669 USA

Parcel: 130-16-043

SCHMIDT FAMILY INVESTMENTS LIMITED PARTNERS

3301 S 100TH ST

MILWAUKEE, WI 53227 USA

Parcel: 130-13-044-A

TINSLEY THEODORE E & FREDA C PO BOX 1798 PINE, AZ 85544 USA

Parcel: 130-13-067

BERTRAND AND DOROTHY BAYLIN FAMILY LP 219 UPPER TERRACE DR SAN FRANCISCO, CA 94117 USA Parcel: 130-10-108

CASA GRANADA HOA JOE NILES 6845 E OSBORN ROAD, UNIT E SCOTTSDALE, AZ 85251

CASA GRANADA HOA ANNA SHOWALTER 6913 E OSBORN ROAD, UNIT E SCOTTSDALE, AZ 85251

CASA GRANADA HOA DAVID MESLEY 4645 E COTTON GIN LOOP PHOENIX, AZ 85040

LOLOMA COVE HOA SHELBY SMITH 7023 E 4TH STREET, #104 SCOTTSDALE, AZ 85251 NELSON CHRISTOPHER C/CARI 3239 N 70TH ST SCOTTSDALE, AZ 85251 USA Parcel: 130-16-024

CASA GRANADA HOA BETTY RIZZO 6913 E OSBORN ROAD, UNIT A SCOTTSDALE, AZ 85251

CASA GRANADA HOA PHYLLIS ARROWOOD 6921 E OSBORN ROAD, UNIT E SCOTTSDALE, AZ 85251

CASA GRANADA HOA ROSEMARIE REED 6841 E OSBORN ROAD, UNIT F SCOTTSDALE, AZ 85251

DESERT COVE HOA RUBY MORA 3309 N 70TH STREET, #216 SCOTTSDALE, AZ 85251

LOLOMA COVE HOA SARA WILSON 7023 E 4TH STREET, #102 SCOTTSDALE, AZ 85251 GOSSETT JOSEPH ALAN/LOUISE ELLEN TR 4370 N 66TH ST SCOTTSDALE, AZ 85251 USA Parcel: 130-13-068

CASA GRANADA HOA DIANA JOHNSON 6849 E OSBORN ROAD, UNIT E SCOTTSDALE, AZ 85251

CASA GRANADA HOA LINDA RISINGER 6909 E OSBORN ROAD, UNIT E SCOTTSDALE, AZ 85251

CASA GRANADA HOA VANESSA WALKER 6937 E OSBORN ROAD, UNIT E SCOTTSDALE, AZ 85251

LOLOMA COVE HOA CHARLA BENNETT 7023 E 4TH STREET, #103 SCOTTSDALE, AZ 85251

Neighborhoods and their Contacts

Vibro Name		Lasi Name	First Name	Address		ST ZIP Gode
Casa Granada	Co-Captain	Rizzo	Betty	6913 E. Osborn Rd. Unit A		Scottsdale AZ 85251
Časa Granača	Co-Captain	ກ່ວນການ	Ciain	eads E. Osbom Rd. Unit E		A 05000
Casa Granada	Co-Captain	Niles	Joe	6845 E. Osbarn Rd. Unit E	v	AZ 85251
Casa Granada	Co-Captain	Arrowood	Phyllis	6921 E. Osborn Rd. Unit E	Scottsdale	AZ 85251
Casa Granada	Co-Captain	Risinger	Linda	6909 E. Osborn Rd. Unit E	Scottsdale	AZ 85251
Casa Granada	Co-Captain	JIIOWAIIEL	Alla	ON 13 E. CSDOM RG. CHILE		יולה מיניניו
Casa Granada	Captain	Reed	RoseMarie	6841 E. Osborn F		AZ 85251
Casa Granada	Co-Captain	Walker	Vannessa	6937 E. Osborn Rd. Unit E		AZ 85251
Casa Granada	Property Manager	Mesley	David	4645 E Cotton Gin Loop		AZ 85040
Desert Cove Condominium Association		Mora	Ruby	3309 N 70th St # 216	Scottsdale	AZ 85251-6363
LoLoma Cove HOA	President	Bennett	Charla	7023 E. 4th St. #103		AZ 85251
LoLoma Cove HOA	Secretary	Smith	Shelby	7023 E 4th St. #104	٠,	AZ 85251
LoLoma Cove HOA	Treasurer	Wilson	Sara	7023 E 4th St. #102	٠,	AZ 85251



URBAN PLANNING . ZONING . DEVELOPMENT SERVICES

October 11, 2004

Scottsdale Unified School District #48 Dr. John M. Baracy, Superintendent 3811 N 44th Street Phoenix, Arizona 85018

RE: 7106-7050 E. Osbom Road, Scottsdale Arizona. / Case # 34-PA-2000 #2

Dear Dr.Baracy:

The purpose of this letter is to inform you that an application for review by the City of Scottsdale, Planning Department has been filed. This letter is being sent to you pursuant to City of Scottsdale Zoning Code (Ordinance No. 455), Article I., Administration and Procedures, Section 1.1500, Collaborative City and School Planning

Please be advised that we are applying for a rezoning application that changes the zoning classification from C-3 (Commercial – Downtown Overlay) to D/OC-2 (Downtown Office / Commercial). This request will allow for residential use at this location. Our application for rezoning to the D/OC-2 district is the second phase of this project. The first phase of this project will be for the development of 40 loft condominium units and this second phase will request approval for an additional 46 units. Furthermore, this project will continue to add to the vibrancy and revitalization of Downtown Scottsdale.

Enclosed please find a detailed project narrative, location map, site plan and Determination Form required by the City of Scottsdale per the above Ordinance. Please let this letter serve as notification that this proposal will be submitted and reviewed by the City of Scottsdale Planning Department. The staff planner that will coordinate this project is Bill Verschuren, and can be reached at (480) 312-7734. I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach me at 602-324-5330, or by fax at 602-324-5331.

Sincerely

Jason P. Alien

Principal

Attachments

McClay, Doris

From: Ann Wilkinson [anniewilk@msn.com]

Sent: Tuesday, January 18, 2005 5:32 PM

To: dmcclay@scottsdaleaz.gov

Subject: Comment and request on case 52-ZN-1997#3 - X LOFTS PHASE II

Dear Mr. Bill Verschuren:

From the sign at 71st St. and Osborn Rd.-Case #492-PA-2004

From the Scottsdale government web site - 52-ZN-1997#3 - X LOFTS PHASE II

Comment:

Our concern is that pedestrian access between the many residences south of Osborn Rd., and the shops and restaurants of Old Main Street District and the Marshall Arts District, will be blocked with the completion of this project.

Requested Action:

In order that this access is not blocked, we request that there be established, a three or four foot right-of-way, wide enough for a sidewalk, to extend between Osborn Rd. and 6th Street along the west boundary of the property.

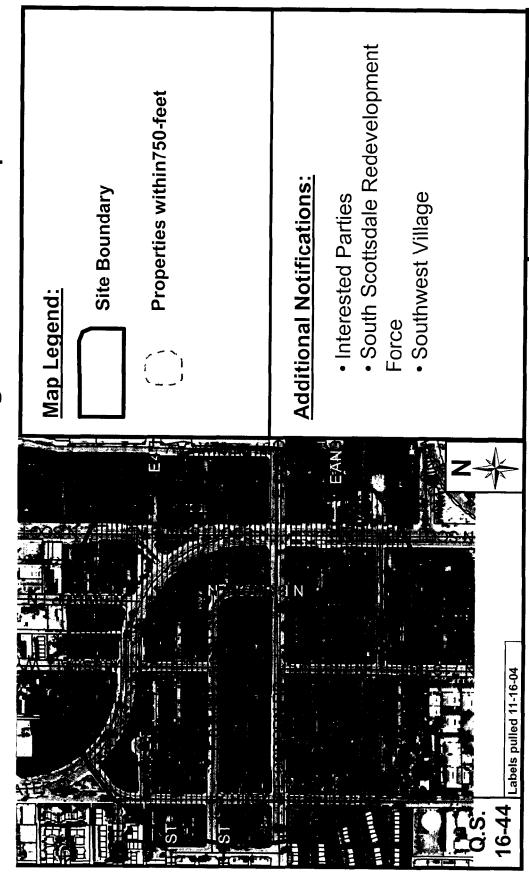
Benefits:

Scottsdale advertises itself to the world, through its web site and publications, as a pedestrian-friendly city, a city that promotes outdoor activities, support of the environment, and the health of its residents and visitors. In order to realize this vision, we need to make it possible for our citizens to walk to Old Town.

Sincerely,

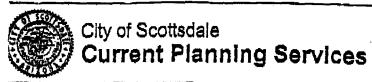
M. Ann Wilkinson 7021 E. Earll Dr. #218 Scottsdale AZ 85251 (480) 945-9931

City Notifications - Mailing List Selection Map



X Lofts

52-ZN-1997#3



SCHOOL DISTRICT
Determination of Adequate Facilities

•					
City of Scot	tsdale Project Number: <u>34 - PA - 3000 4</u>	Area in gray to be completed by Applicant			
Project Name: 1X' Lofts - Phase II					
Project Location: 7/06/7050/7044 E. OSSONNICK					
Applicant Name: Jason Allon Iskyline Phone: 602.324.5330					
Applicant E-mail: Fax: 600 334.533/					
School Di	strict: SCOTTSDACE UNIFIED SCHOOLD	ISPRICT YR			
1. Willian	n, H. Johnson, hereby certify that the following				
regards to	the above referenced project:	wing determination has been uigde iu			
Ø	The school district has adequate school facilities to ac- additional students generated by the proposed rezoning area; or	commodate the projected number of ag within the school district's attendance			
0	The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or				
· □	The school district has determined an existing or propodistrict can provide adequate school facilities for the pro-	osed charter school as contracted by the ojected increase in students; or			
	The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendence area in a timely manner (a copy of said agreement is attached hereto); or				
	The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.				
Attache	ed are the following documents supporting the above cer	tification:			
•	Maps of attendance areas for elementary, middle	and high schools for this location			
•	Calculations of the number of students that would	·			
•	School capacity and attendance trends for the pas	it three years.			
Or		· · · · · · · · · · · · · · · · · · ·			
	h L				
and respo	· · · · · · · · · · · · · · · · · · ·	i) day extension of the original discussion			
		_			
WHI 195					
Superintendent or Designee Date					
Planning and Development Services 7447 E Indian School Road, Suite 105 Scottsdale, AZ 85251 Phone: 480-312-7000 • Fax: 480-312-7088					

3) Not Initiate

CHAIRMAN GULINO stated he has received five citizen comment cards from people that would like to speak. He further stated that he thought it would make sense for these citizens to make their concerns known to the City Council on Tuesday, but if they wish to speak, they would have the opportunity.

COMMISSIONER HEITEL stated that it would make sense to continue and defer to the Council and let them determine the direction.

CHAIRMAN GULINO inquired if continuing this request to the Commission's next meeting would impact making the 2005 schedule. Mr. Jones replied in the negative. Chairman Gulino remarked that it makes sense to continue this request.

COMMISSIONER STEINKE MOVED TO CONTINUE 2-GP-2005 TO THE APRIL 27, 2005 PLANNING COMMISSION HEARING. SECOND BY COMMISSIONER HEITEL.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

23-AB-2004 (Groman Residence) request by owners to abandon a 10-foot strip of 76th Street right-of-way on the west side adjacent to parcels 216-69-003R, 216-69-003Q, and 216-69-003S.

(PULLED TO REGULAR AGENDA)

36-UP-2004 (Comerica Bank) request for a conditional use permit for a bank on a 50,000 +/- square feet parcel located at 14801 N. Scottsdale Road with Industrial Park (I-1) zoning.

65-ZN-1992#5 (Scottsdale Riverwalk Square) request by owner for site plan approval as stipulated in Case 65-ZN-1992#4 on an acre portion of the parcel located northeast of Camelback Road on Scottsdale Road with Downtown Regional Commercial Office, Type 2. Planned Block Development Downtown Overlay (D/RCO-2 PBD DO) zoning.

52-ZN-1997#3 (X Lofts) request by owner to rezone from Highway Commercial District, Downtown Overlay (C-3 DO) to Downtown/Office Commercial Type 2 District, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO0 on a 1.43 +/- acre parcel located at 7044, 7050 and 7106 E. Osborn Road and to add the Planned Block Development (PBD) and amend the site plan/stipulations

from case 52-ZN-1997#2 on a 1.28 +/- acre parcel located at 7116 and 7126 E. Osborn Road.

MR. JONES stated there is a modified stipulation on case 52-ZN-1997#3 with regard to the Development Review Board looking at a 10 foot wide, minimum 5 foot wide public access easement across the site.

COMMISSIONER HEITEL MOVED TO FORWARD CASE 36-UP-2004 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT THAT IT MEETS THE USE PERMIT CRITERIA. MOVED TO FORWARD CASES 65-ZN-1992#5 AND 52-ZN-1997#3 WITH THE MODIFIED STIPULATION TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. SECOND BY COMMISSIONER HESS.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

23-AB-2004 (Groman Residence) request by owners to abandon a 10-foot strip of 76th Street right-of-way on the west side adjacent to parcels 216-69-003R, 216-69-003Q, and 216-69-003S.

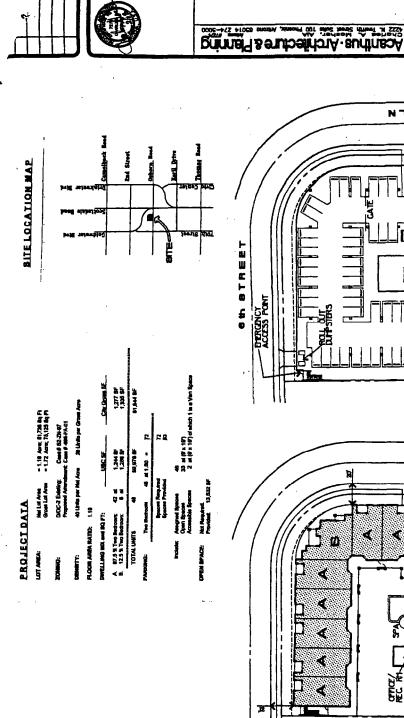
(COMMISSIONER BARNETT DECLARED A CONFLICT AND DID NOT PARTICIPATE IN THE DISCUSSION OR THE VOTE.)

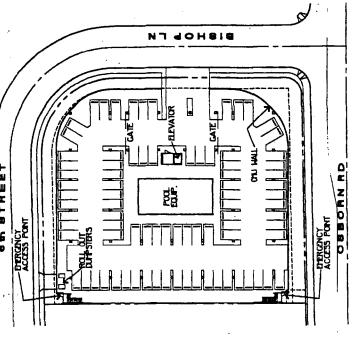
MR. WILLIAMS responded to the question in the study session regarding the Foothills Overlay, noting when the ESL was revised, it did not affect the Foothills Overlay. He reviewed the dimensions of the local street, which includes a trail.

COMMISSIONER HEITEL stated he would like to respect the ongoing dialogue that the citizens are having up there and not precipitously abandon these until we have definitive direction from Council. Mr. Jones stated the direction from Council with regard to GLO easements is to continue to look at them individually. He further stated that it would be great if we could deal with these in a broader basis rather than an individual basis.

COMMISSIONER HEITEL MOVED TO FORWARD CASE 23-AB-2004 TO THE CITY COUNCIL WITH A RECOMMEND FOR DENIAL. SECOND BY COMMISSIONER HESS.

COMMISSIONER HESS stated he shares Commissioner Heitel's concerns and felt the Commission has not been given the appropriate direction from the Council.





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Commons



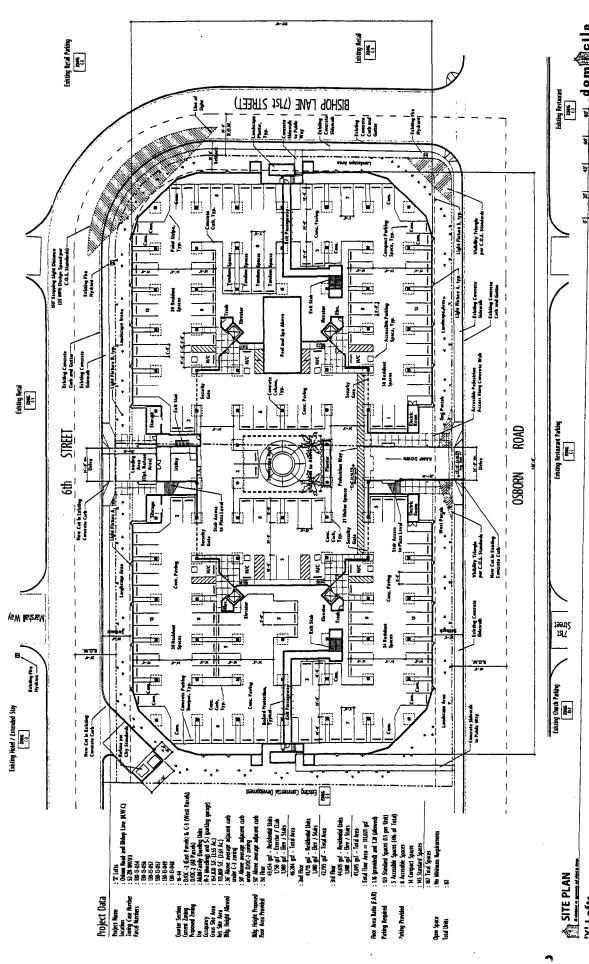
CASE 52-ZN-1997#2 SITE PLAIN

DWELLING LEVEL PLAN

Conceptual Perimeter
Landscape Plan

6th Street and Osborn Road Scottsdale, Arteona

ATTACHMENT #12



Y' Lofts
Osbom Road & Scottsdale Road
Scottsdale, Arizona
22,0038